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Doc#: 1418442085 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2014 10:00 AM Pg: 1 of 4

AFTER RECORDING MAIL TO:

Field and Goldberg, LLC
Attn: Jay R. Goldberg
10 South LaSalle Street
Suite 2910
Chicago, Illinois 60603

SUBSEQUENT TAX BILLS TO BE SENT TO:

Irving Cumberland LLC
Attn: Ronald Maine
7629 Lake Street
River Forest, IL 60305

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of June 23, 2014, between CF IL REO II LLC, a Delaware limited liability company ("Grantor"), to IRVING CUMBERLAND LLC, an Illinois limited liability company, having an address of 7629 Lake Street, River Forest, IL 60305 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

Box 400-CTCC

S Y
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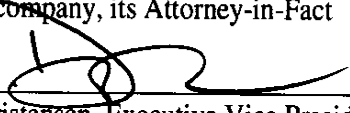
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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written,

CF IL REO II LLC,
a Delaware limited liability company

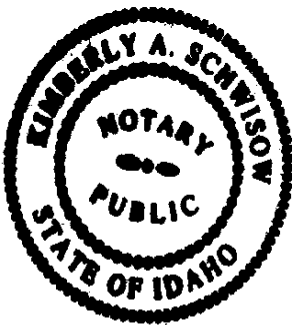
By: AMRESKO Commercial Finance, LLC,
a Delaware limited liability company, its Attorney-in-Fact

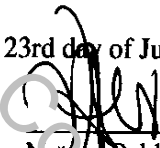
By: 
D. Craig Christensen, Executive Vice President


		REAL ESTATE TRANSFER TAX		24-Jun-2014
STATE OF IDAHO	)		COUNTY:	175.00
	) ss.		ILLINOIS:	350.00
COUNTY OF ADA	)		TOTAL:	525.00
		12-23-200-042-0000 | 20140601605327 | 0-588-881-664		

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared D. Craig Christensen, Executive Vice President of AMRESKO Commercial Finance, LLC, the Attorney-in-Fact for CF IL REO II LLC, a Delaware limited liability company, who is personally well known to me and known to be the person who executed the foregoing instrument to be his free act and deed.

Witness my hand and official seal this 23rd day of June, 2014.




Notary Public
State of Idaho
My commission expires: 03/24/14

		REAL ESTATE TRANSFER TAX		24-Jun-2014
	)		CHICAGO:	2,625.00
	)		CTA:	1,050.00
	)		TOTAL:	3,675.00
		12-23-200-042-0000 | 20140601605327 | 0-516-439-808		

Prepared By: CF IL REO LLC - Thomas F. Gratton
c/o Amresco Commercial Finance, LLC
412 E. ParkCenter Blvd, Suite 300
Boise, Idaho 83706

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 5 TO 10, INCLUSIVE IN BLOCK 4 IN FEUERBORN AND KLODE'S IRVINGWOOD, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8353 West Irving Park Road, Chicago, IL 60634

Property Index No. 12-23-200-042-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE ON THE DATE HEREOF.
2. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO LOCATION, COST, CONSTRUCTION AND CHARACTER OF BUILDINGS TO BE ERECTED ON THE LAND CONTAINED IN THE DOCUMENT RECORDED JANUARY 9, 1933 AS DOCUMENT NO. 11185372 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

Property of Cook County Clerk's Office